

**GENERAL PLAN UPDATE
STEERING COMMITTEE
January 13, 2003
PSB Conference Rooms 2 & 3**

MINUTES

MEMBERS PRESENT: Mitch Thompson Gregory Alabado Randall Krogman
Chris Lewis Paul Nieto Kevin O'Neill
Rudy Ramirez Diana Rude Patricia
Aguilar
Bill Tripp

MEMBER ABSENT: Teresa Thomas,

STAFF PRESENT: Bob Leiter, Director of Planning and Building
Ed Batchelder, General Plan Update Project Manager
David Kaplan, Traffic Engineer, General Plan Team
member
Duane Bazzel, General Plan Update Principal Planner,
Rabbia Phillip, GPU Secretary

1. INTRODUCTION

The Chairman called the meeting to order at 6:02 p.m. the roll call was conducted and the members of the public were asked to introduce themselves: Jack Blakeley (Downtown Business Association), Donna Vignapiano (Downtown Business Association), Bill Roe (Chula Vista Focus Group), Mondo Leuag (Citizen).

2. MINUTES OF MEETING

The minutes of the previous meeting of December 4, 2002 were passed into record without corrections.

3. REVIEW OF THE GENERAL PLAN UPDATE

Ed Batchelder gave a brief overview of the General Plan Update stating that the purpose is to coordinate the existing General Plan areas to focus on which need more effort and more immediate attention.

4. HISTORY OF CHULA VISTA

Duane Bazzel gave the commission a presentation on the history of Chula Vista by decades. He noted that the first General Plan was done in 1965 and updated in 1989 with amendments done in 1993.

Questions from the members were addressed by the members of staff, regarding how development occurs in relation to the General Plan, whether large projects are in a particular General Plan, what formulae are used to decide on the aspects of the General Plan. Staff members responded by informing the committee that the General Plan sets patterns and necessary modifications are made on implementation; the projects follow closely and are in the General Plan. The formulae and standards that govern the planning profession are about 150 years old and act as a guide for establishing ratios in jobs/housing, commercial/residential. Draft land use patterns and traffic impacts are also good indicators. Changes in state laws, e.g., greenbelt, MSCP, factor in and value judgments are made according to the community input. Quality of life and sustainability also guide some of the planning.

One member asked what percentage of Chula Vista is not developed and was informed that the present population stood at 200,000 and anticipated to be 275,000 at "buildout".

5. LAND USE ELEMENT OF G P

Tony Lettieri gave a presentation on the land use element of the General Plan, stating that it is the "blueprint" of the city and all discretionary applications after are supposed to be in accordance and consistent and conform to its Principles. Therefore if it changes then zoning, subdivision maps, subdivision maps, changes accordingly. It must be noted that state law requires that the General Plan be current.

The focus of this plan is the Eastern Territories, as most of the growth was projected to occur east of the 805 and that is precisely what occurred. In more recent years there has been a renewed interest in the urban part of the city, therefore this update has addressed some aspects of that. Due to the density and ongoing growth in the eastern part of the city as projected, the facilities now have to catch up. One member asked if there was a time element in the Plan, for example with the facilities having to catch up, was this taken into consideration, specified before or after certain other actions were taken or left open ended? The staff response was that the General Plan sets the guidelines and other agencies of the city sets their timing by project which also has to contribute to the public facilities. on implementation of the General Plan. Provision is made for the facilities to be built as and when needed, concurrent with development. The Growth Management Oversight Commission keeps check on the rate of development/facilities. What happens outside of the city also influences how the city develops.

Activity centers were discussed previously by this committee and are addressed in the General Plan as 2 types, Regional and Community centers. The urban core and the whole Bayfront is proposed for multiple uses, commercial, recreational and open space.

Pat Aguillar asked about the time coordination of pipeline projects with the General Plan Update, whether they were being conducted separately. This information was requested and staff agreed that it would be gathered from Community Development and presented to this committee at the next meeting.

Continuing on the topic of regional centers, it was stated that the General Plan anticipated these centers and provided some guidelines and direction for them. Additionally, there are community that are also defined to provide services at a more neighborhood level, such as in Bonita, Montgomery, Terra Nova with such facilities as the community hospital, the Olympic Training Center, Southwestern College, etc.. and the areas around them which could be developed to complement their particular uses. Mixed use areas are also identified in the General Plan, including Broadway which has a redevelopment and a revitalization programs. The Community Development Dept presented proposals to Planning Commission and the City Council for revitalization, new signage and clean up of Broadway, which shows how the General Plan sets the parameters for implementation through another agency.

Another provision of the General Plan is greenbelt, open space and trails. The MSCP ties into this aspect of the General Plan, which shows how it sets some criteria and a specific implementation program will be presented to the City Council and Planning Commission.

The General Plan addresses gateways, and traffic flows of the current corridors. These areas will receive focus to determine more efficient and pleasing land use. F Street is an important corridor from the downtown to the Bayfront and has the potential to be a pedestrian corridor. The Plan also addresses future gateways, such as Telegraph Canyon, Orange Ave. and SR125. Another focus is the Trolley system, not just the rail system but incorporating it into the bus transit system making for greater flexibility serving greater areas.

The final area the Plan addresses is that of Neighborhood character, concentrating on preserving established single-family neighborhoods. Under this topic attention will be focused on areas that need attention, trying not to disrupt existing, solid neighborhoods.

There was brief discussion on land form grading and the requirements as it relates to the General and specific plans.

6. RELATING THE DRAFT ECONOMIC DEVELOPMENT STRATEGY TO THE GP

A Draft Economic Development Strategy, which was prepared by the Economic Development Commission and the Economic Dev. Subcommittee

over the past 12-14 months, was presented to the group. The draft has been presented to the Blue Ribbon Steering Committee for the Economic Strategy and will go to City Council later in January. This document was outlined as having 12 goals with key objectives for each and stating the action items, responsibilities, time frames. Copies of the document will be distributed to the committee at a later date. A reference table document was distributed titled "Recommendations from Economic Development Strategy related to General Plan Land Use and Transportation element." The purpose of the document was to present for discussion specific examples to relate the economic development perspective with the land use element of the GP. There followed a presentation of the topics on the document by Bob Leiter who concluded by stating that the document's recommendations was to serve as a guide from the economic perspective, for this committee's consideration along with similar guides and recommendations from the other subcommittees.

The chairman, restated the role of the Steering Committee was to study these recommendations and fill in any gaps that may exist. Discussion followed among the members arriving at the consensus that the members were to study the document and bring their questions and ideas to the next meeting.

A suggestion was made that the proposed presentation information should be distributed prior to meeting for discussion, instead of being presented at the meeting.. Staff offered to make themselves available for clarification and explanation of any issues between meetings.

Ed B distributed documents for this committee to review as food for thought. He informed them that the subcommittees are in the process of formulating their vision statements which will be presented to this steering committee when completed. He advised this group that MIG, Inc. is the consultant working with all the subcommittees to facilitate their efforts in coordinated final products. He proposed that at the next meeting this group should discuss the commonality among the different vision statements. The outcome would be to structure an overall vision to incorporate the different perspectives. Documents to guide the members in this process. The Downtown Business Association's statement will be sent out with the pre-meeting package to this committee.

The staff will be working on compiling demographic information for Chula Vista's growth and forecast into the future; to companion with similar information from SANDAG.

In response to a request for areas in Chula Vista with the highest transience, it was noted that information is available from the School District, which keeps a mobility report.

The issue of Chula Vista having a "Central Park", possibly located at the San Diego Country Club, was raised. A request for staff to provide information on what is considered appropriate for such a park, size, location, available space; or what is proposed for one in the General Plan.

7. ADJOURNMENT

The meeting was adjourned at 8:30p.m. to the next meeting on February 10, 2003 at 6:00p.m. in the Public Services Building Conference Rooms 2 & 3.

Recorded by,
Rabbia Phillip
Secretary-GPU
Planning & Building Dept.